

## THIRTY (30) DAY NOTICE TO QUIT

TO: KATHLEEN GOLD and all other tenants in possession of the premises described as:

44043 Gadsden Avenue  
Lancaster, CA 93534

YOU ARE HEREBY NOTIFIED that the within **thirty (30) days** after service of this notice upon you that the tenancy under which you occupy the above described premises shall end and you are therefore required to quit and surrender possession of the premises no later than Thirty (30) days after service of this NOTICE upon you to the owner or the owner's agent below:

DERRYBERRY & ASSOCIATES LLP  
41240 11<sup>th</sup> Street West, Suite A  
Palmdale, California 93551  
(661) 945-6115; FAX (661) 948-4772

This NOTICE is intended as a **thirty (30) day** legal notice for the purpose of terminating your tenancy in accordance with California Civil Code Sections 789.

If you fail to quit and surrender possession of the premises within the **thirty** day period, legal proceedings will be initiated against you to recover possession of the premises and for any and all monetary damages as may be allowed by law.

NOTE: Pursuant to California Law, you are obligated to continue to pay rent in accordance with the terms of your lease until the expiration of this notice and the termination of your tenancy. Failure to pay rent may subject you to eviction proceedings independent from this notice.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

Dated: 1/15/19

DERRYBERRY & ASSOCIATES LLP

  
ALEXANDER L. MASSARI  
Attorney for CHARLES FORD

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